

December 3, 2003 BZA



REQUEST ANALYSIS
AND
RECOMMENDATION

04AN0158

Charles Thacker

Matoaca Magisterial District
9501 River Road

REQUEST: A 52.7 foot Variance to the 100 foot front yard setback requirement to add an enclosed porch.

RECOMMENDATION

Recommend approval of this Variance for the following reasons:

- A. Variance will not impair the character of this residential district.
- B. Variance will not reduce or impair the value of the buildings or property in the surrounding areas.

CONDITION

This Variance will be for the proposed enclosed porch only as depicted in the staff report.

GENERAL INFORMATION

Location:

This property is known as 9501 River Road. Tax ID 759-612-9122 (Sheet 44).

Existing Zoning:

A

Size:

1 acre

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North - A; Residential and vacant
South - A; Residential and vacant
East - A; Residential
West - A; Residential and vacant

Utilities:

Private well and septic system

General Plan:

(Southern and Western Area Plan)

Residential
(1 – 5 acre lots)

DISCUSSION

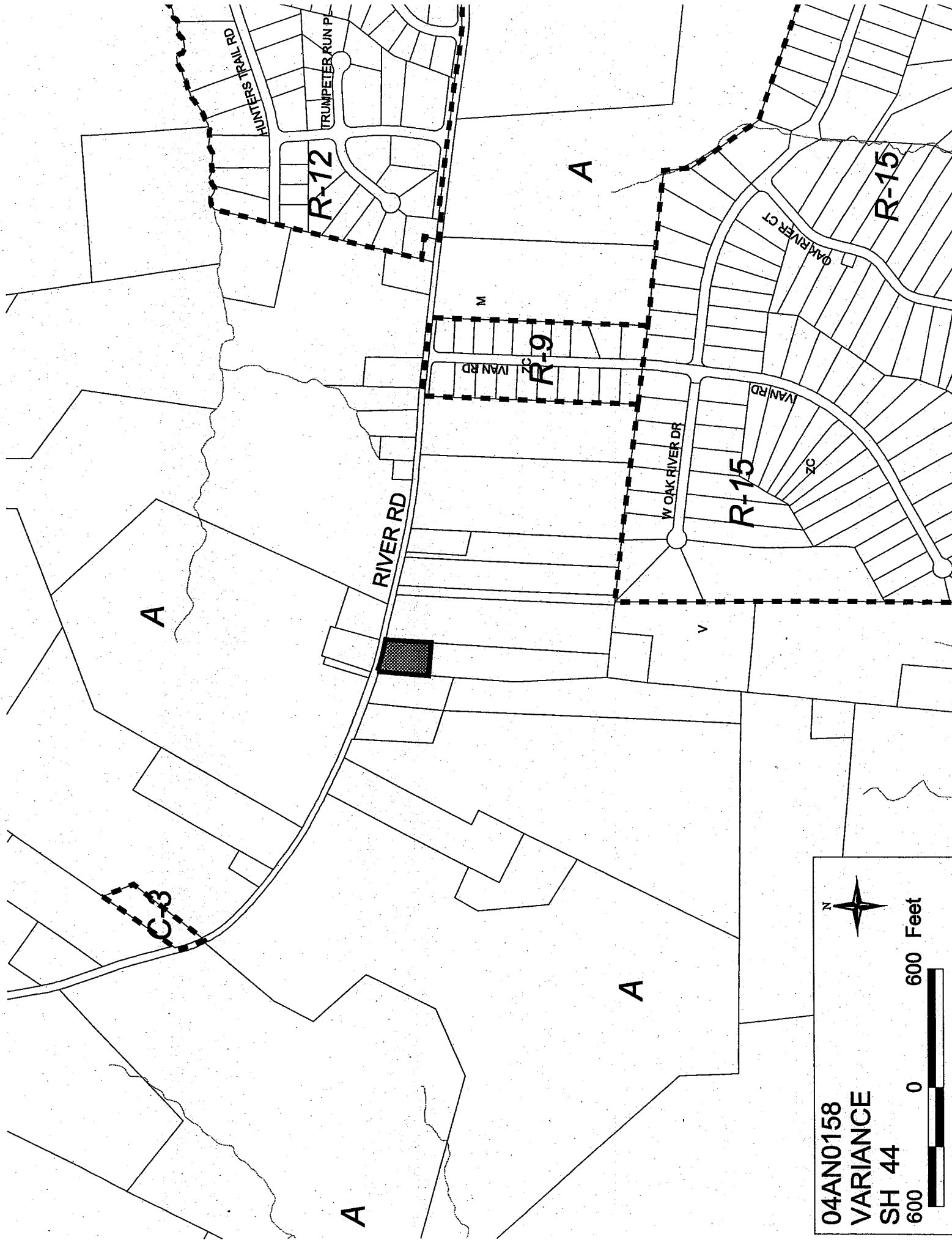
The applicant is proposing to add an enclosed porch 47.3 feet from the ultimate right of way line, whereas the Zoning Ordinance requires a 100 foot setback. Therefore, the applicant is requesting a 52.7 foot Variance (see attached plat).

The applicant provides the following justification in support of this request:

The proposed use of the front covered porch is to improve the value and visual appearance of the existing house, also allows a larger area to visitors. The development shall be wood and masonry framing tying into the existing structure.

Staff visited the subject property and observed an existing dwelling. The applicant has indicated the dwelling was built in 1945.

Staff has reviewed the attached site plan and application. Staff believes that this request will not reduce or impair the value of the dwellings or property in the area. Further, staff also believes this proposal to add an enclosed porch will be an enhancement rather than a detriment to the property and the area in general. Therefore, staff recommends approval of this request subject to the aforementioned Condition.



04AN0158
VARIANCE
SH 44
600

N

0 600 Feet

